

Expansion Subcommittee Meeting
World Class Conference Room, Kilroy Building, Sea Tac
April 7, 2006, 9:00 – 11:00 a.m.
Meeting Notes

Scribe: Nancy Deakins

Initial if

Present	Name	Organization	Phone	e-mail
<i>Subcommittee Members</i>				
OY	Olivia Yang (Lead)	UW, Capital Projects	206-221-4224	oyang@u.washington.edu
	Butch Reifert	Design Industry	206-441-4151	breifert@mahlum.com
	Ed Kommers	Mechanical Contractors	206-612-7304	ekommers@comcast.net
	Dave Johnson	Wa. State Bldg. & Construction Trades Council	360-357-6778	DJIW86@aol.com
JL	John Lynch	General Administration	360-902-7227	jlynch@ga.wa.gov
Via phone	Gary Ballew	Benton County	509-736-3082	gary.ballew@co.benton.wa
RE	Rodney Eng	City of Seattle	206-684-8241	rodney.eng.@seattle.gov
	Michael Mequet	Port of Seattle	206-835-7637	mequet.m@portseattle.org
Via phone	Nora Huey	King County	206-684-2049	norahuey@metrokc.gov
TP	Tom Peterson	Hoffman Construction	206-286-8697	tom-peterson@hoffmancorp.com
	Rick Slunaker	AGC	360-352-0998	rslnaker@agcwa.com
AP	Ashley Probart	Assoc. of Wash. Cities	360-753-4137	ashleyp@awcnet.org
LB	Larry Byers	Contracts Bonding & Insurance Company	206-628-7221	larryb@cbic.com
DG	Dick Goldsmith	Assn of WA Hospital Districts	206-216-2528	richardg@awphd.org
DL	Dick Lutz	Centennial Cont.	360-867-9443	dicklutz@comcast.net
LS	Larry Stevens	MCA/NECA	253-212-1536	lwstevens@wwdb.org

<i>Other Attendees</i>				
ND	Nancy Deakins	General Administration	360-902-8161	deakink@dshs.wa.gov
TB	Tom Balbo (for Rick Slunaker)	AGC	206-767-3810	tomb@fergusonconstruction.com
GE	Ginger Eagle	Wa Public Ports Assoc	360-943-0760	geagle@washingtonports.org
MT	Michael Transue	AGC	253-223-2508	cmjtransue@comcast.net

Item 1: Outcome of Meeting

General Contractor/Construction Manager (GC/CM) and Design Build (DB) Owner's Team Criteria (Owner's Team may be in-house or contracted staff who represent the Owner's interest)

1. GC/CM or DB knowledge and experience on owner team
2. Owner Representative with construction experience including contract and change order management and schedule experience (like .071 reauthorization proposal)
3. Clear and logical lines of authority/management plan
4. Necessary/Appropriate funding and time to properly manage job
5. Expectation of continuity of owner team
6. Necessary/Appropriate construction budget to build the project

Item 2: Discussion

Owner Criteria

- What makes a good steward?
- Possible different skill sets needed for GC/CM, DB & Job Order Contracting (JOC)
- More issue of the right owner's team, than population/size because we want to address what is good for the project (population and size doesn't)
- Port districts can do DB separate for 39.10
- Responsibility and skills for owner are different for DB and GC/CM
 - Start with GC/CM
 - Familiarity with Design and Construction
 - Managing design contracts
 - Managing construction contracts
 - Knowledge of Procurement Method
 - UW, Port of Seattle, King, Metro, City of Seattle)
(original five authorized to use alternative public works methods)
 - Experience with large projects
 - However experienced claims
 - In-house staff dedication (capital)
construction staff and not just maintenance

1 (Item 1): Not all had previous experience with GC/CM

GC/CM Knowledge and Experience on Owner Team

- Full Time Construction Management expertise
- Full Time owner staff representing institutional stewardship
- One with reality meter
- Possibility of several owners, inter-local can draw expertise/experience

2 (Item 1): Owner Representative with Construction Experience

- Including change order management and schedule expertise
- Organizational chart
- Signature Authority

3 (Item 1): Clear and Logical Lines of Authority/Management Plan

- Necessary to properly manage the job

4 (Item 1): Necessary/Appropriate funding and time to properly manage job and complete the projects itself

- Have appropriate staff and manage the project
- Potential to give Board authority to give conditional approval
- Statute or rules?
- Continuity early and throughout

5 (Item 1): Expectation of Continuity of Owner Team

- What do owners expect of subs and General Contractors?
- There are limitations on who's eligible to bid and then GC/CM puts requirements on the subs
- GC/CM experience requirement of General Conditions issues was to address limiting
- Some subs cannot qualify to bid because of bond requirements and insurance

6 (Item 1): Necessary/Appropriate Construction Budget to Build Project

- Look at owner qualifications

Design Build (Owner Criteria)

- Familiarity with Design and Construction
- Managing design contracts
- Managing construction contracts
- Emphasize importance of program

General Discussion about criteria

- Board can use the criteria to evaluate the successful projects
- Legislature – enough or possibly more language
- Manageable and needed for reauthorization
- By adding words, knowledge, experience (ability), it raises the bar
- Define Owner Team
- 3 or 4 of 8 school districts hired CMs for owner representatives

JOC

- Possible different set (discuss at the next meeting)

Item 3: Next Meeting, May 5th

- JOC
- Do we use this language in lieu of what's in the Legislation?
- Funding threshold of projects
- What about Public Facility Districts?
 - Authority to use GC/CM under RCW_____
- Olivia Yang will summarize project criteria for Thursday (CPARB Meeting 8 on April 13th and send it to Nancy Deakins)